

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  Derrick Talerico (SBN 223763) David B. Zolkin (SBN 155410) WEINTRAUB ZOLKIN TALERICO & SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com dzolkin@wztslaw.com  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Broadway Avenue Investments, LLC	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>	
In re: SEATON INVESTMENTS, LLC, et al.,  Affects all Debtors. <input type="checkbox"/> Affects Seaton Investments, LLC (2:24-bk-12079-VZ) <input type="checkbox"/> Affects Colyton Investments, LLC (2:24-bk-12080-VZ) <input checked="" type="checkbox"/> Affects Broadway Avenue Investments, LLC <input type="checkbox"/> Affects SLA Investments, LLC (2:24-bk-12082-VZ) <input type="checkbox"/> Affects Negev Investments, LLC (2:24-bk-12091-VZ) <input type="checkbox"/> Affects Alan Gomperts (2:24-bk-12074-VZ) <input type="checkbox"/> Affects Daniel Halevy <input type="checkbox"/> Affects Susan Halevy (2:24-bk-12076-VZ)  <div style="text-align: right;">Debtor(s).</div>	CASE NO.: 2:24-bk-12079-VZ (Joint Admin)  CHAPTER: 11  <div style="text-align: center; padding: 10px;"> <b>STATEMENT REGARDING CASH COLLATERAL OR DEBTOR IN POSSESSION FINANCING [FRBP 4001; LBR 4001-2]</b> </div> <div style="padding: 5px;">         DATE: 02/25/2025          TIME: 11:00 a.m.          COURTROOM: 1368          ADDRESS: 255 East Temple Street          Los Angeles, CA 90012       </div>

Secured party(ies): Archway Broadway Loan SPE, LLC
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The Debtor has requested the approval of either (1) a motion for use of cash collateral, or postpetition financing, or both, or (2) through a separately-filed motion, a stipulation providing for the use of cash collateral, or postpetition financing, or both. The proposed form of order on the motion or the stipulation contains the following provisions or findings of fact:

Disclosures Tracking FRBP 4001(c)(1)(B)(i) through (xi) and (d)(1)(B)	Page No.:	Line No. (if applicable)
<input checked="" type="checkbox"/> (i): "[A] grant of priority or a lien on property of the estate under § 364(c) or (d)"	7	
<input type="checkbox"/> (ii): "[T]he providing of adequate protection or priority for a claim that arose before the commencement of the case, including the granting of a lien on property of the estate to secure the claim, or the use of property of the estate or credit obtained under § 364 to make cash payments on account of the claim" <div style="margin-left: 20px;"> <input type="checkbox"/> Cross-collateralization, <i>i.e.</i>, clauses that secure prepetition debt by postpetition assets in which the secured party would not otherwise have a security interest by virtue of its prepetition security agreement or applicable law   <input type="checkbox"/> Roll-up, <i>i.e.</i>, provisions deeming prepetition debt to be postpetition debt or using postpetition loans from a prepetition secured party to pay part or all of that secured party's prepetition debt, other than as provided in § 552(b)           </div>		

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

<i>Continued from page 1</i>			
<input type="checkbox"/>	Grant a replacement lien in an amount in excess of the dollar amount of the lien on cash collateral as of the petition date		
<input type="checkbox"/>	(iii): "[A] determination of the validity, enforceability, priority, or amount of a claim that arose before the commencement of the case, or of any lien securing the claim"		
<input type="checkbox"/>	(iv): "[A] waiver or modification of Code provisions or applicable rules relating to the automatic stay"		
<input type="checkbox"/>	Automatic relief from the automatic stay upon occurrence of certain events.		
<input type="checkbox"/>	(v): "[A] waiver or modification of any entity's authority or right to file a plan, seek an extension of time in which the debtor has the exclusive right to file a plan, request the use of cash collateral under § 363(c), or request authority to obtain credit under § 364"		
<input type="checkbox"/>	(vi): "[T]he establishment of deadlines for filing a plan of reorganization, for approval of a disclosure statement, for a hearing on confirmation, or for entry of a confirmation order"		
<input type="checkbox"/>	(vii): "[A] waiver or modification of the applicability of nonbankruptcy law relating to the perfection of a lien on property of the estate, or on the foreclosure or other enforcement of the lien"		
<input type="checkbox"/>	(viii): "[A] release, waiver, or limitation on any claim or other cause of action belonging to the estate or the trustee, including any modification of the statute of limitations or other deadline to commence an action"		
<input type="checkbox"/>	(ix): "[T]he indemnification of any entity"		
<input type="checkbox"/>	(x): "[A] release, waiver, or limitation of any right under § 506(c)"		
<input type="checkbox"/>	The granting of any lien on any claim or cause of action arising under § 506(c)		
<input type="checkbox"/>	(xi): "The granting of any lien on any claim or cause of action arising under §§ 544, 545, 547, 548, 549, 553(b), 723(a), or 724(a)"		
<b>Additional Disclosures Required by LBR 4001-2</b>		<b>Page No.:</b>	<b>Line No. (if applicable)</b>
<input type="checkbox"/>	With respect to a professional fee carve out, disparate treatment for professionals retained by a creditors' committee from that provided for the professionals retained by the debtor		
<input type="checkbox"/>	Pay down prepetition principal owed to a creditor		
<input type="checkbox"/>	Findings of fact on matters extraneous to the approval process		

02/04/2025  
Date

Derrick Talerico  
Printed Name

  
Signature

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11766 Wilshire Blvd., Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled: **STATEMENT REGARDING CASH COLLATERAL OR DEBTOR IN POSSESSION FINANCING [FRBP 4001; LBR 4001-2]** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 02/04/2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF service list

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 02/04/2025, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

See attached US Mail service list

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 02/04/2025, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Vincent P. Zurzolo (via Priority Mail)  
United States Bankruptcy Court  
255 E Temple St Ste 1360  
Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/04/2025

Martha E. Araki

/s/ Martha E. Araki

*Date*

*Printed Name*

*Signature*

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** tbehnam@polsinelli.com; tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com; gvanderfin@polsinelli.com, jnava@polsinelli.com; zyoung@polsinelli.com; mschuster@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@franddzdel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Attorneys for Creditor UrbanLime Real Estate: **Lovee D Sarenas:** lovee.sarenas@dinsmore.com; wendy.yones@dinsmore.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpreion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov

Broadway Avenue Investments, LLC  
Attn Alan Gomperts Manager  
264 S. Oakhurst Dr  
Beverly Hills, CA 90212-3504

Los Angeles Division  
255 E Temple St  
Los Angeles, CA 90012-3332

802 Mateo Street LLC  
Attn Daniel Halevy Manager  
802 Mateo St  
Los Angeles, CA 90021-1712

Alan D Gomperts  
264 S Oakhurst Dr  
Beverly Hills, CA 90212-3504

Alta Fire Pro  
Attn Albert Nikghosian, CEO, CFO  
PO Box 7007  
Mission Hills, CA 91346-7007

Archway Real Estate Income Fund I REIT, LLC  
Attn Bobby Khorshidi, Manager of AOL GP, LLC  
Authorized Signer  
10100 Santa Monica Blvd Ste 500  
Los Angeles, CA 90067-4121

CA Dept of Tax and Fee Admin  
Account Info Group MIC29  
PO Box 942879  
Sacramento, CA 94279-0029

California Refrigeration & Supply  
Attn Officer  
1926 Glendon Ave Apt 4  
Los Angeles, CA 90025-4661

Capital One  
PO Box 30285  
Salt Lake City, UT 84130-0285

Commune Events Inc  
Attn Daniel Halevy CEO/CFO  
802 Mateo St  
Los Angeles, CA 90021-1712

Daniel Halevy  
257 S. Linden Dr  
Los Angeles, CA 90212-3704

Employment Development Dept  
Bankruptcy Group MIC 92E  
PO Box 826880  
Sacramento, CA 94280-0001

Franchise Tax Board  
Bankruptcy Section MS A-340  
PO Box 2952  
Sacramento, CA 95812-2952

Gomperts & Halevy Family Trust  
Alan Gomperts and Sharon Halevy Tstees  
267 Oakhurst Dr  
Beverly Hills, CA 90212-3504

Halevy Family Trust Dated Sept 6 2010  
Attn Susan Haley Trustee  
257 S Linden Dr  
Beverly Hills, CA 90212-3704

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

Joshua Mogin Esq  
Thompson Coburn LLP  
10100 Santa Monica Blvd Ste 500  
Los Angeles, CA 90067-4121

Los Angeles County Treasurer / Tax  
Collector  
Attn Bankruptcy Unit  
PO Box 54110  
Los Angeles Ca 90054-0110

Mark Berkowitz CPA  
5850 Canoga Ave Suite 220  
Woodland Hills, CA 91367-6505

Mordechai Miky Acoca  
1926 Glendon Ave #4  
Los Angeles, CA 90025-4661

RG Fire Inc  
Attn Rafael Goforth Dominguez CEO/CFO  
8721 Laurel Canyon Blvd  
Sun Valley, CA 91352-2919

Seaton Investments LLC  
Attn Alan Gomperts Manager  
264 S Oakhurst Dr  
Beverly Hills, CA 90212-3504

Sharon Gomperts  
264 S Oakhurst Dr  
Beverly Hills, CA 90212-3504

Sienna Rose Inc  
Attn Alan Gomperts CFO  
433 Colyton St  
Los Angeles, CA 90013-2210

Southern California Edison Company  
Attn Steven D Powell CEO  
2244 Walnut Grove Ave  
Rosemead, CA 91770

Sue Halevy  
257 S Linden Dr  
Beverly Hills, CA 90212-3704

Archway Broadway Loan SPE LLC  
Frاندzel Robins Bloom & Csato LC  
c/o Michael Gerard Fletcher  
1000 Wilshire Blvd 19<sup>th</sup> FL  
Los Angeles, CA 90017-2457

United States Trustee (LA)  
915 Wilshire Blvd Ste 1850  
Los Angeles, CA 90017-3560